

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD

REGULAR MEETING MINUTES

Housing Authority Office

April 21, 2016

9:30 a.m.

Attendance: Mr. Long, Chairman; Mr. Simonsen, Vice Chairman; Mr. Eddy, Secretary and Treasurer; Ms. Hall, Assistant Treasurer; Mr. Hundt, Commissioner; Ms. Fields, Executive Director; Hannah Rudd, Development Coordinator and guests Kathy Ward, and Lida Bilokur

The meeting was called to order at 10:15 a.m. by the Chairman.

MINUTES

The Chairman declared, without objection, the acceptance of the minutes of the March 17, 2016 Regular Meeting.

COMMENTS FROM THE PUBLIC

None

COMMUNICATIONS

None

REPORTS OF THE DIRECTOR

Bills

The Chairman declared, without objection, the acceptance of the March bills.

Financial Reports –A (General)

The Chairman declared, without objection, the acceptance of the February Financial Reports.

Financial Report-B (Section 8 Statistical Report)

The Chairman declared, without objection, the acceptance of the March Section 8 Statistical Report.

REPORT FROM TENANT REPRESENTATIVE

General Reports

Mr. Hundt stated that all was fine and had nothing to report at this time.

COMMITTEE REPORTS

None

UNFINISHED BUSINESS

Holinko Development

Women's Institute for Housing and Economic Development (WIHED)

WIHED presented some broad numbers and possible financing plans depending on three different scenarios. Ms. Fields asked WIHED to pursue the 9% tax credits as one project (rehab and new construction) but, questioned how we could be competitive without at least 70 points.

WIHED provided an email summarizing the three options and their recommendation. Their recommendation was to split the property into two parcels and utilize DOH funds to rehab Holinko and use 9% tax credits on the new construction. They believe this could negate or lessen the need for a partner if the Housing Authority had the experience of rehabbing Holinko. Ms. Fields was not sure about negating the need for a partner as the Housing Authority would still not have any experience with a LIHTC development.

By splitting into two developments, the likelihood of financing the rehab would be increased and in turn increase the likelihood of receiving a predevelopment loan from DOH. The funding stream needs to be realistic for DOH to consider providing predevelopment funding for a project.

Ms. Fields suggested rehabbing Holinko only and talking to the Mansfield Nonprofit Housing Development Corporation about developing the South Eagleville property. In this scenario no approval to split Holinko into two properties would be necessary.

WIHED would like to get paid for some of the work they have done. The amount due to date is \$18,500. The options are to either pay it using Holinko reserves or ask for a draw on the loan from Connecticut Green Bank.

A motion was made by Ms. Hall and seconded by Mr. Simonsen to request a draw on the Green Bank Loan to make a \$5,000 partial payment to WIHED. Motion approved unanimously.

Project Based Section 8

Ms. Fields handed out a summary of the program and discussed the impact of converting some of the tenant based vouchers to project based.

Lenard Engineering

Ms. Fields contacted Corridor Storrs II, LLC to discuss the land description issue. Mr. Hagan Brown replied that he would have his attorneys review the materials.

New Ecology

Ms. Fields received the final Energy and Water Audit Report on Holinko Estates. She agreed to forward it to the Board via email for their review.

Savings Institute Bank and Trust Resolution

The money has been transferred to a CD and all documents have been signed.

NEW BUSINESS

Affordable Housing Academy

Ms. Fields applied to the Affordably Housing Academy which is a highly participatory affordable housing training program. It runs April – September, providing instruction in groups as well as one-on-one clinics. The cost is \$500 for the team. Ms.

Fields signed up Ms. Rudd, Ms. Ward and Ms. Andersen with WIHED and herself (the "Team"). The Team was accepted and the first meeting is scheduled for April 28 and 29 in West Haven.

Resident Service Coordinator

As part of the state budgets cuts, the Resident Service Coordinator grant has been reduced from \$7,538 to \$6,558 or \$980 (13%). At this time, there is no expectation that the Elderly Rental Assistance Program (E-RAP) will be reduced through June. No information has been received on funding effective July 1, 2016.

EXECUTIVE SESSION

Litigation

Ms. Fields asked the Chairman to request a vote to go into Executive Session in order to discuss a litigation matter which contains privileged information. The Chairman requested a motion be made.

A motion was made by Mr. Eddy and seconded by Mr. Simonsen to go into Executive Session at 11:10 a.m. and to invite Ms. Fields and Ms. Rudd and Ms. Ward as President of the Mansfield Nonprofit Housing Development Corporation.

The Board came out of Executive Session at 11:25 a.m.

MEETING DATE REVIEW

The next meeting will is scheduled on May 19, 2016 at 9:30 a.m.

OTHER BUSINESS

None

ADJOURNMENT

The Chairman declared the meeting adjourned at 11:28 a.m. without objection.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairman